008.0	0002	0028.0	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 933,700 / 933,700
					USE VALUE: 933,700 / 933,700
					ASSESSED: 933,700 / 933,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
38		MARION RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	JACOBSON ERIC A
Owner 2:	ALLEY JENNIFER L
Owner 3:	
Street 1:	38 MARION RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MURRAY RICHARD B -
Owner 2:	MURRAY MAUREEN F -
Street 1:	38 MARION RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,427 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1951, having primarily Clapboard Exterior and 1737 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6427.000	443,500		490,200	933,700
Total Card	0.148	443,500		490,200	933,700
Total Parcel	0.148	443,500		490,200	933,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 537.60 | /Parcel: 537.6

Legal Description

User Acct 7290

GIS Ref

GIS Ref

Insp Date 10/06/17

Entered Lot Size

Total Land:

Land Unit Type:

!785!

PREVIOUS ASSESSMENT

Parcel ID 008.0-0002-0028.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	443,500	0	6,427.	490,200	933,700	933,700	Year End Roll	12/18/2019
2019	101	FV	327,300	0	6,427.	520,900	848,200	848,200	Year End Roll	1/3/2019
2018	101	FV	327,300	0	6,427.	379,900	707,200	707,200	Year End Roll	12/20/2017
2017	101	FV	326,900	0	6,427.	330,900	657,800	657,800	Year End Roll	1/3/2017
2016	101	FV	326,900	0	6,427.	281,900	608,800	608,800	Year End	1/4/2016
2015	101	FV	308,900	0	6,427.	275,800	584,700	584,700	Year End Roll	12/11/2014
2014	101	FV	308,900	0	6,427.	226,700	535,600	535,600	Year End Roll	12/16/2013
2013	101	FV	308,900	0	6,427.	215,700	524,600	524,600		12/13/2012

PRINT

Date	Time
12/10/20	16:30:22

LAST REV

Date	Time
10/20/17	08:20:31
danam	
785	

USER DEFINED

Prior Id # 1:	7290
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MURRAY RICHARD	49958-361		8/17/2007		539,000	No	No		
	17237-205		7/1/1986		180,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/25/2017	1252	Addition	70,600	C				
1/10/2013	41	Manual	17,576	C				
9/29/2006	824	Manual	20,000	C		G8	GR FY08	replace kitchen ca
8/11/1992	370		4,500					10X12 WOOD SHED

ACTIVITY INFORMATION

Date	Result	By	Name
10/6/2017	MEAS&NOTICE	HS	Hanne S
5/16/2013	Info Fm Prmt	EMK	Ellen K
2/5/2009	Meas/Inspect	189	PATRIOT
12/3/2008	MLS	MM	Mary M
9/23/1999	Meas/Inspect	264	PATRIOT
8/25/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6427		Sq. Ft.	Site		0	80.	0.95	1									490,246						490,200	

Total AC/HA: 0.14754 | Total SF/SM: 6427 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 490,246 | Spl Credit | Total: 490,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1951	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	40	%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	50
Solar HW:	Yes	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.35000002
Const Adj.:	1.00600004
Adj $ / SQ:	183.344
Other Features:	91573
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	464869
Depreciation:	21384
Depreciated Total:	443485

COMMENTS

OF= BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

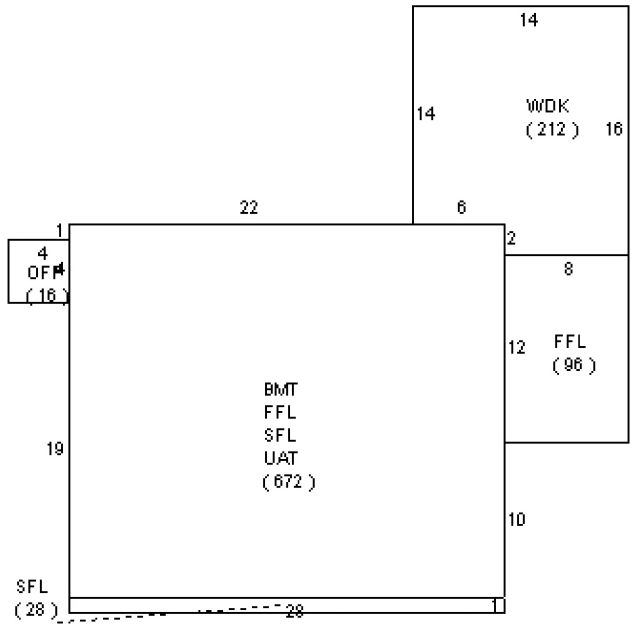
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	201.68
Special Features:	0	Val/Su Net:	174.88
Final Total:	443500	Val/Su SzAd	302.11

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	768	183.340	140,808
SFL	Second Floor	700	183.340	128,340
BMT	Basement	672	69.300	46,572
WDK	Deck	212	10.780	2,286
UAT	Upper Attic	168	73.340	12,321
OFP	Open Porch	16	44.260	708

Net Sketched Area:	2,536			Total:	331,035
Size Ad	1468	Gross Are	3040	FinArea	1737

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	A	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 008.0-0002-0028.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	12X8	A	AV	1990	0.00	T	23.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc